

STAFF REPORT

Meeting Date: May 21, 2003
Consent

**LAFCO CASE
NAME & NO.:**

03-07 Calleguas Municipal Water District Annexation – Huff

PROPOSAL:

Annexation of a parcel and a portion of Patricia Street into the Calleguas Municipal Water District in order to provide water service for residential development.

SIZE:

Approximately three acres

LOCATION:

The proposal area is located at 1203 North Ventura Road, north of Doris Avenue, and is a through lot sited between Ventura Road and Patricia Street. The proposal area is located within the City of Oxnard and the Calleguas Municipal Water District's sphere of influence.

**ASSESSOR'S
PARCEL NO.:**

061-0-211-185

PROPONENT:

Calleguas Municipal Water District by Resolution.

NOTICE:

This matter has been noticed as prescribed by law.

RECOMMENDATIONS:

Adopt the attached resolution (LAFCO 03-07) making determinations and approving the Calleguas Municipal Water District Annexation – Huff and accept the Mitigated Negative Declaration and Addendum dated May 1, 2003 prepared by the City of Oxnard.

COMMISSIONERS AND STAFF

COUNTY:

Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:

John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:

Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

PLANNER III:

Hollee Brunsky

CLERK:

Debbie Schubert

LEGAL COUNSEL:

Noel Klebaum

GENERAL ANALYSIS:

1 Land Use:

A. Site Information:

	Land Use	Zone District Classification	General Plan Designation
Existing	One single-family dwelling	City: R-1-PD, Residential, 1-unit per lot, planned development	City: Low Density Residential
Proposed	Subdivision of 8 lots and 7 proposed new single-family dwellings.	No Change	No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Residential	City: R-1-PD	City: Low Density Residential
South	Residential	City: R-1-PD	City: Low Density Residential
East	Residential	City: R-1-PD	City: Low Density Residential
West	Residential	City: R-1-PD	City: Low Density Residential

C. Topography, Natural Features and Drainage:

The site is relatively flat with no natural landforms or watercourses on site. .

D. Conformity with Plans:

The proposal area is within the City of Oxnard and within the Calleguas Municipal Water District's sphere of influence. The proposed water service for residential uses is consistent with the City's General Plan designation of Low Density Residential.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is located in an urbanized area and is zoned for residential development. The site has no agriculture on the site nor is there any surrounding agricultural use. The site is not considered open space nor located within a greenbelt. There will be no impact on agricultural or open space lands.

3. Population:

The proposal area contains one residence and one registered voter. The site is considered uninhabited as there are less than 12 registered voters.

4. Services and Controls – Need, Cost, Adequacy and Availability:

CMWD has made initial application to annex the proposal area into the Metropolitan Water District of Southern California. Annexation into the Metropolitan Water District is not subject to LAFCO action, but is required before CMWD can supply water. In recognition of this fact a condition is recommended as a part of any approval (see No. 8 in the recommended resolution) requiring that CMWD provide the Executive Officer with proof that the proposal area has been annexed in the Metropolitan Water District of Southern California prior to recordation of the CMWD annexation.

Once annexed, CMWD will supply water through existing infrastructure and extension of new water lines. The developer will pay for initial construction costs. On-going maintenance and operational costs will be financed by water sales to the City of Oxnard and other general revenues of CMWD.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal area is presently within tax rate area 03163 (\$1.207771). Upon completion of this annexation the areas will be assigned to the new tax rate area 03164 (\$1.214471).

The assessed land value of the parcel per the 2002-2003 tax roll is \$62,068.

7. Environmental Impact of the Proposal:

The City of Oxnard is the lead agency for this proposal as the City processed the proposed subdivision and residential development entitlements. The City prepared and certified a Mitigated Negative Declaration (02-21) and an Addendum, dated May 1, 2003, pursuant to Section 15070 of the State CEQA Guidelines. The MND and Addendum proposes mitigation measures in the following areas to lessen any environmental impacts so that they can be considered less than significant:

- *Air Quality* – Short term impacts due to construction and long term impacts of vehicle emissions
- *Cultural Resources* – Potential archeological resources
- *Geology and Soils* – Potential for seismic ground shaking
- *Noise* – impacts relating to construction noise

The MND and Addendum was made available for review at the Ventura LAFCO office and will be made available at the LAFCO meeting for review.

8. Regional Housing Needs

The proposal is for an annexation to the Calleguas Municipal Water District. This proposal will have no affect on the fair share of the regional housing needs for the area.

9. Landowner and Annexing Agency Consent:

The applicant certifies that the owner involved in this proposal has given his written consent to annex to the District. The Calleguas Municipal Water District has requested a waiver of protest proceedings.

ALTERNATIVE ACTIONS AVAILABLE:

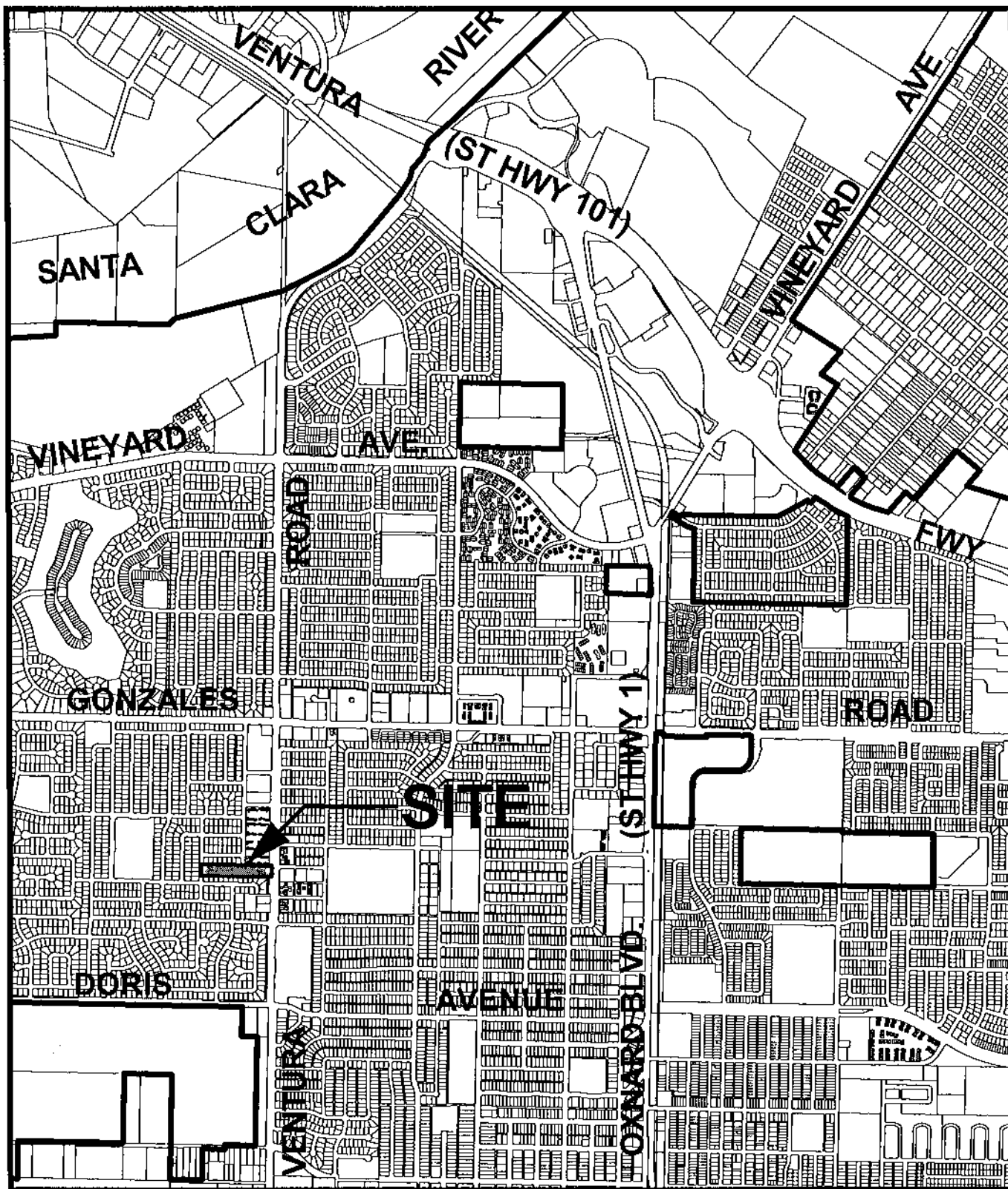
- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.

- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.



STAFF: Hollee King Brunsky, AICP, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 03-07 Resolution



LEGEND

-  Existing Calleguas Municipal Water District Boundary
-  Proposed Annexation Area

LAFCO 03-07
VICINITY MAP



CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
HUFF
(ANNEXATION NO. 81)

1"= 2000'

LAFCO 03-07

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION – HUFF**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on May 21, 2003; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to the Commission has been presented that the owner of land within the affected territory has given their written consent to the proposal; and

WHEREAS, the Ventura Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated May 21, 2003 is adopted.
- (2) Said annexation as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following short form designation:
**LAFCO 03-07 - CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION – HUFF**
- (5) The boundaries of the affected territory are found to be definite and certain as approved.
- (6) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration and Addendum dated May 1, 2003, and adopts the lead agency's Mitigation Measures and makes a specific

determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Section 15070 et al].

- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15075.
- (8) **This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.**
- (9) The Commission waives protest proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of protest proceedings. [Government Code Section 56663].

This resolution was passed and adopted on May 21, 2003.

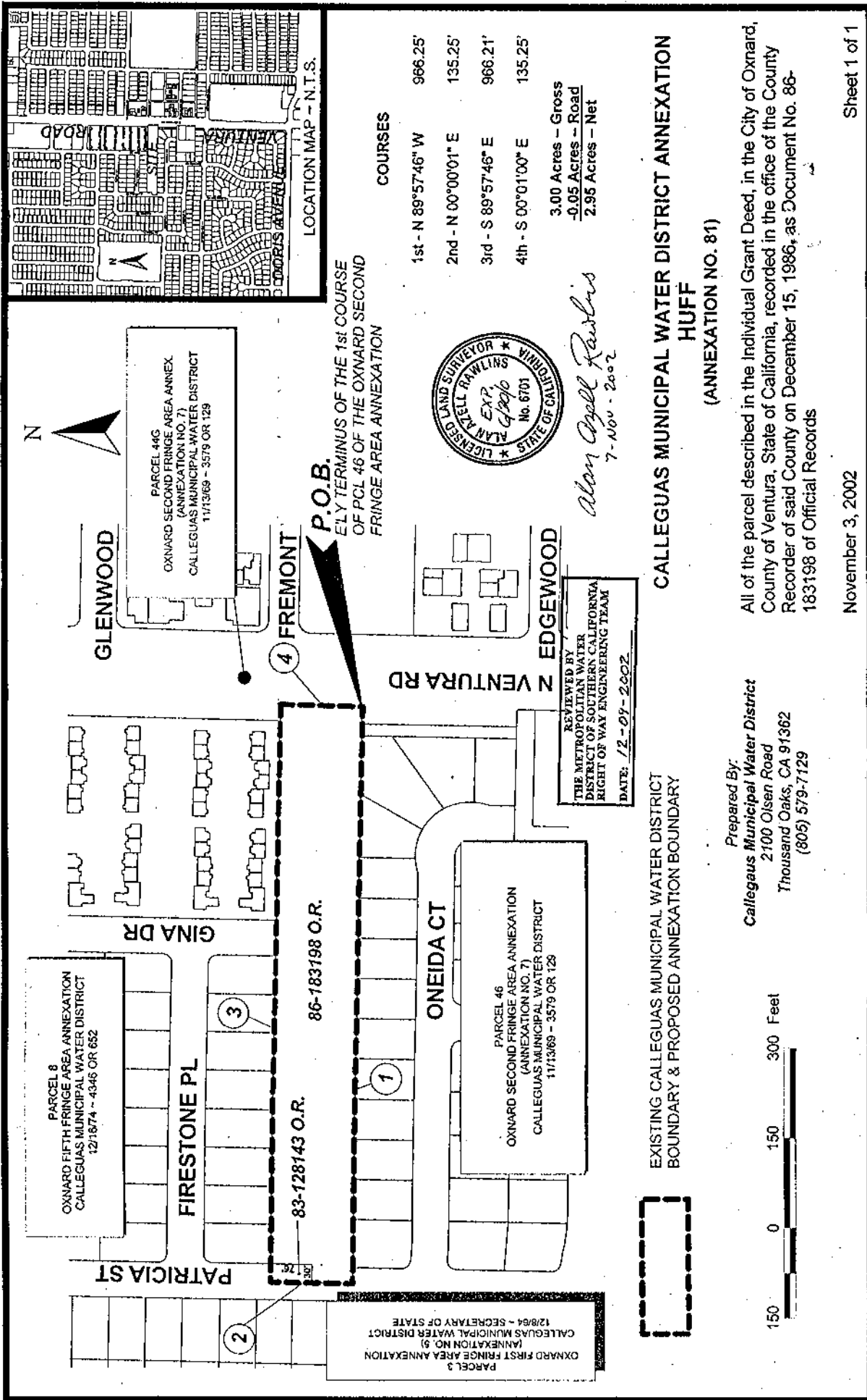
AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies:	Calleguas Municipal Water District	City of Oxnard
	Ventura County Elections	Ventura County Surveyor
	Ventura County Planning	Ventura County Assessor
	Ventura County Auditor	



EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT
BOUNDARY & PROPOSED ANNEXATION BOUNDARY

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION HUFF (ANNEXATION NO. 81)

Prepared By:
Calleguas Municipal Water District
2100 Olsen Road
Thousand Oaks, CA 91362
(805) 579-7129

All of the parcel described in the Individual Grant Deed, in the City of Oxnard, County of Ventura, State of California, recorded in the office of the County Recorder of said County on December 15, 1986, as Document No. 86-183198 of Official Records

November 3, 2002

Sheet 1 of 1

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Alan Appell Rawlins*

Date: 4/3/03

03-07

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
HUFF
(ANNEXATION NO. 81)**

All of the parcel described in the Individual Grant Deed, in the City of Oxnard, County of Ventura, State of California, recorded in the office of the County Recorder of said County on December 15, 1986, as Document No. 86-183198 of Official Records, described as follows:

Beginning at the southeasterly corner of said parcel described in said Individual Grant Deed, said southeasterly corner also being the easterly terminus of the 1st course of Parcel 46 of the Oxnard Second Fringe Area Annexation (Annexation No. 7) to the Calleguas Municipal Water District as shown on the Certificate of Filing recorded in the office of said County Recorder on November 13, 1969 as Document No. 60235 in Book 3579, Page 129 of said Official Records; thence, along the existing boundary of said Calleguas Municipal Water District by the following four courses:

1st - North 89°57'46" West 966.25 feet; thence,

2nd - North 00°00'01" East 135.25 feet; thence,

3rd - South 89°57'46" East 966.21 feet; thence,

4th - South 00°01'00" East 135.25 feet to the point of beginning.

03-07

3.00 Acres - Gross
-0.05 Acres - Road
2.95 Acres - Net



Alan Azell Rawlins
7-NOV-2002

REVIEWED BY
THE METROPOLITAN WATER
DISTRICT OF SOUTHERN CALIFORNIA
RIGHT OF WAY ENGINEERING TEAM
DATE: 12-09-2002

2002\02-19 HUFF\02-19.doc ~ 11/03/02

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Date:

Alan Azell Rawlins
4/3/03